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FOR SALE



Edensor Drive
Belper



Property Description

Situated within the Far Laund area of Belper, this spacious four bedroom detached family home comprises in brief of entrance hallway, cloakroom W/C, lounge with gas fireplace and French doors to open up the space with the dining room, kitchen with modern units and integrated appliances and separate utility room to the ground floor. Upstairs are four spacious bedrooms; the master benefiting from an en-suite and the family bathroom.

The home also features a private sunny South facing garden with some mature apple trees and a convenient shed. To the front is a spacious driveway giving access to the integral garage.

Located within walking distance of the town centre; pre, primary and secondary schools as well as the local doctors surgery, multiple bus stops and the train station.

NO ONWARD CHAIN

Lounge

14' 5" x 10' 2" Plus Recess (4.39m x 3.10m Plus Recess)

Carpeted floor, UPVC double glazed window to the front elevation, radiator, gas fireplace, French doors onto the dining room.

Dining Room

9' 9" x 9' 4" (2.97m x 2.84m)

Carpeted floor, UPVC double glazed French doors to the rear elevation, radiator, internal French doors to lounge and door leading onto the kitchen.

Kitchen

11' 10" x 7' 9" (3.61m x 2.36m)

Tiled flooring, UPVC double glazed window to the rear elevation. Modern wall and base units with wood effect laminate worktops and composite sink with mixer tap; integrated: oven and grill, four ring gas hob, extractor hood and dishwasher.

Utility Room

6' 10" x 7' 9" (2.08m x 2.36m)

Matching floor tiles leading from the kitchen, double glazed UPVC door and window to the rear elevation, radiator. The wall and base units co-ordinate with those in the kitchen along with the same wood effect laminate worktop, with a stainless steel sink as well as space, electrics and plumbing for a washing machine and tumble dryer.

Entrance Hallway

Carpeted floor, UPVC front door, radiator.

Cloakroom W/C

Carpeted floor, UPVC double obscure glazed window to the front elevation, radiator, W/C and hand-wash basin with tile splashback.

Landing

Carpeted floor and stairs, built-in airing cupboard with newly fitted combi boiler and storage space. Loft hatch providing access to the fully insulated roof and partially boarded loft space with fitted ladder and lighting.

Bedroom One

15' 3" Including Wardrobes x 11' 2" Plus Recess (4.65m Including Wardrobes x 3.40m Plus Recess)

Carpeted floor, UPVC double glazed window to the front elevation, radiator, built-in wardrobes.

En-Suite

Carpeted floor, partially tiled walls, UPVC double obscure glazed window to the front elevation, heated towel rail. Shower cubicle, W/C and hand-wash basin.

Bedroom Two

11' 2" x 8' Plus Wardrobes (3.40m x 2.44m Plus Wardrobes)

Carpeted floor, UPVC double glazed window to the rear elevation, radiator, built-in wardrobe.

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

Carpeted floor, UPVC double glazed window to the front elevation, radiator, built-in cupboard.

Bedroom Four

8' 10" x 7' 11" MAX (2.69m x 2.41m MAX)

Carpeted flooring, UPVC double glazed window to the rear elevation, radiator.

Bathroom

Carpeted floor, partially tiles walls, UPVC double obscure glazed window to the rear elevation, radiator. Panel bath with mains shower over, hand-wash basin and W/C.

Garage

16' 2" x 7' 11" (4.93m x 2.41m)

Integral - Electric roller door to the front elevation, power sockets and lights.

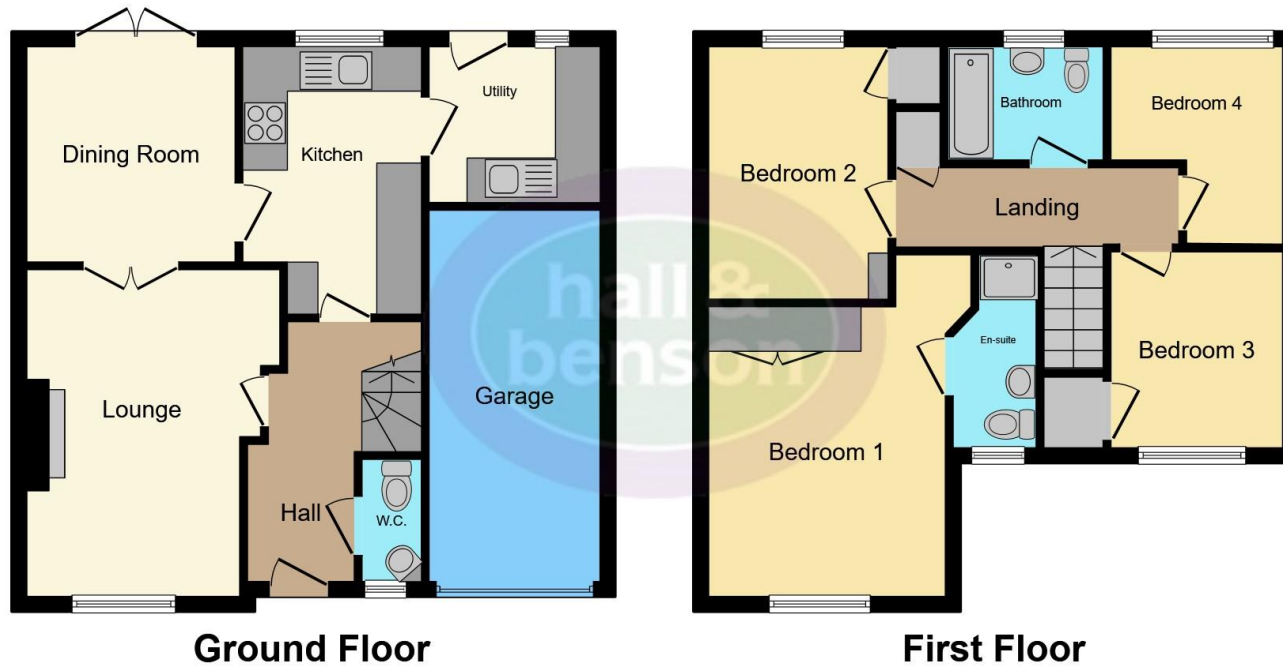
Rear Garden

Mostly laid to lawn with a spacious patio area, the private suntrap South facing garden with mature apple trees and easily maintained shrub borders is accessed via a side gate and features a convenient shed and outside tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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